



MINUTES OF THE BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

Violet Varona-Lukens, Executive Officer-
Clerk of the Board of Supervisors
383 Kenneth Hahn Hall of Administration
Los Angeles, California 90012

County Counsel
Director of Planning

At its meeting held May 25, 2004, the Board took the following action:

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At the time and place regularly set, notice having been duly given, the following item was called up:

Hearing on Parking Permit Case No. 03-135-(1), and determination of Categorical Exemption to authorize less than required parking for a proposed dance school in an existing commercial building shared by a party supply and rental store, bakery, take-out cafe and a small market located at 342 1/2 N. Ford Blvd., East Los Angeles, Eastside Unit No. 4 Zoned District, applied for by Daniel Cartagena and Associates for Mr. Sinisha Kostich, as further described in the attached letter dated March 29, 2004 from the Director of Planning. (Appeal from Regional Planning Commission's approval.)

Russell Fricano, representing the Department of Regional Planning was duly sworn and testified. Opportunity was given for interested persons to address the Board. Sinisha Kostich, Beronica Padilla, Eddie Torres, Bertha Plantillas, Hilda Alfaro Gomez, Regina Blanco and other interested persons addressed the Board. Written correspondence was presented.

Supervisor Molina made the following statement:

"Most of the commercial space in East Los Angeles was built long ago without adequate parking spaces. The Community Development Commission built the public parking lots on Ford Boulevard and Cesar Chavez Avenue so that new and existing businesses could expand and flourish. The parking lots are currently underutilized and can accommodate the additional demand from a new dance studio."

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After discussion, on motion of Supervisor Molina, seconded by Supervisor Knabe, unanimously carried (Supervisor Yaroslavsky being absent), the Board closed the hearing and took the following actions:

1. Indicated its intent to deny the appeal;
2. Indicated its intent to approve Parking Permit Case No. 03-135-(5) for a dance studio located at 342 ½ Ford Boulevard, with the following additional conditions:
 - The hours of operation are from 10:00 a.m. to 9:30 p.m., seven days a week;
 - The applicant shall install a video camera that films the entrance to the studio and the on-site parking lot and shall keep the recorded videos for one month;
 - Each class shall have a maximum of 45 students;
 - No music shall be audible from outside the building;
 - The applicant shall be required to sweep the public parking lot twice a week;
 - The Regional Planning Commission shall review the status and compliance of the permit after six months and if found to be in compliance, the Commission shall consider modifications to the number of inspections, the hours of operation, and the number of students;
 - The Department of Regional Planning shall conduct monthly inspections for the first six months of the permit with the inspections to commence upon the dance school's operation;
 - The applicant shall post a sign on the property with the telephone number to the Department of Regional Planning and the Sheriff's Department;

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- The applicant shall deposit with the Department of Regional Planning the required money to cover inspection costs and calls for service;
 - No smoking shall be permitted on the dance studio's balcony;
 - The applicant shall build a six-foot block wall on the east property line; and
 - Prior to opening, the applicant shall pass inspections conducted by the Fire Department and the Department of Public Works' Building and Safety Division; and
3. Instructed County Counsel to prepare findings and conditions, including the aforementioned conditions for final approval.

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Attachment

Copies distributed:

Each Supervisor
Director of Internal Services
Director of Public Works
Sinisha Kostich
Beronica Padilla
Eddie Torres
Bertha Plantillas
Hilda Alfaro Gomez
Regina Blanco